

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-35724 - APPLICANT/OWNER: YSBM INVESTMENT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Hotel, Residence use.
2. The applicant shall bring the property into compliance with Title 19 by re-striping the existing parking lot to add four handicapped accessible spaces, with one van accessible space and adding a handicap accessible route as required.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to convert 40 of the existing 120 Motel units into a Hotel, Residence available for extended stays at 1150 South Las Vegas Boulevard. The proposed conversion of the Motel rooms to a Hotel, Residence use has necessitated the need for the subject Special Use Permit request. The proposed use is appropriate for the subject site; therefore, staff is recommending approval of this request. If denied, the proposed Hotel, Residence would not be permitted and the existing Motel would remain in its current condition.

Issues:

- The applicant is converting 40 of the existing 120 Motel rooms into extended stay units, which requires a Special Use Permit for a Hotel, Residence use.
- No Waivers are needed as a part of the subject application.
- Parking requirements are the same for the existing Motel use and the proposed Hotel, Residence use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
09/27/60	The Planning Commission approved a Rezoning (Z-0038-60) from R-3 (Medium Density Residential) to R-4 (High Density Residential) on property legally described as Lot 2, as shown in replat Block (L), Park Place addition of Las Vegas Nevada, generally located on Fourth Street between Fourth Place and Charleston Boulevard.
09/14/61	The Planning Commission approved a Rezoning (Z-0044-61) from R-4 (High Density Residential) to C-1 (Limited Commercial) on property generally located on the west side of 10 th Street between Fremont Street and Carson Street.
12/27/94	The Board of Zoning Adjustment approved a Special Use Permit (U-0312-94) to allow four slot machines in an existing 126-room Motel at 1150 South Las Vegas Boulevard.
03/25/97	The Board of Zoning Adjustment denied a Variance (V-0020-97) to allow a sign to project eight feet where six feet is the maximum allowed; and to allow a 44 square-foot sign where 32 square feet is the maximum allowed at 1150 South Las Vegas Boulevard.
04/24/08	A deed was recorded for a change of ownership.
06/18/08	A Code Enforcement citation (#66765) was issued for illegal signage. Code Enforcement closed the case on 06/24/08.

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12/08/08	A Code Enforcement citation (#72636) was issued for illegal signage. Code Enforcement closed the case on 12/11/08.
01/21/09	The Planning and Development Department approved a Temporary Sign Permit (TSP-33070) for two, five-foot by 20-foot banners located at the north and south side of 1150 South Las Vegas Boulevard. The permit expired on 03/21/09.
01/28/09	A Code Enforcement citation (#74071) was issued for illegal signage. Code Enforcement closed the case on 01/29/09.
06/01/09	The Planning and Development Department approved a Temporary Sign Permit (TSP-34500) for two, five-foot by 20-foot banners. The two banners were located on the north and south evaluations from June 1, 2009 to July 30, 2009 at 1150 South Las Vegas Boulevard. The permit expired on 07/30/09.
10/08/09	The Planning Commission will consider a related Rezoning (ZON-35723) from C-1 (Limited Commercial) and C-2 (Limited Commercial) to C-2 (General Commercial) on 1.40 acres at 1150 South Las Vegas Boulevard.
<i>Related Building Permits/Business Licenses</i>	
11/05/92	A Building Permit (#92165960) was issued for a cooling tower at 1150 South Las Vegas Boulevard. The permit was finaled on 11/09/92.
05/06/97	A Building Permit (#97009152) was issued for a sign at 1150 South Las Vegas Boulevard. The permit was finaled on 06/03/97.
01/20/98	A Building Permit (#98000994) was issued for a wall at 1150 South Las Vegas Boulevard. The permit was finaled on 02/11/98.
05/06/08	A Business License (#M06-02118) was issued for Miscellaneous Sales at 1150 South Las Vegas Boulevard. The license remains active at this location.
05/06/08	A Business License (#M08-00087) was issued for a Motel at 1150 South Las Vegas Boulevard. The license remains active at this location.
04/10/09	A Building Permit (#137410) was issued for a tenant improvement at 1150 South Las Vegas Boulevard. The permit has not been finaled.
<i>Pre-Application Meeting</i>	
10/08/09	<p>A pre-application meeting was completed on the indicated date. The following items were discussed at the meeting:</p> <ul style="list-style-type: none"> • The requirements of a Rezoning application. • The split zoned parcel on the subject site and it's incompatibility with the General Plan. • The required Special Use Permit for a Hotel, Residence.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
09/03/09	<p>Staff conducted a field check of the subject site with the following observations:</p> <ul style="list-style-type: none"> • The existing Motel on the subject site with associated parking.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.40 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Motel	C (Commercial)	C-1 (Limited Commercial) and C-2 (General Commercial)
North	Auto Repair Garage	C (Commercial)	C-2 (General Commercial)
South	Apartments/Motel	C (Commercial)	C-2 (General Commercial) and R-4 (High Density Residential)
East	Auto Repair Garage/Sexually Oriented Business/Restaurant	C (Commercial)	C-2 (General Commercial)
West	Offices/Parking Lot	C (Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails (Las Vegas Boulevard Scenic Byway Trail)	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Motel	80 Units	1 space per guest room	115	5	84	0	N
Hotel, Residence	40 Units						
TOTAL	120 Units		120		84		

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. The subject site contains a total of 84 parking spaces. A total of 120 parking spaces are required pursuant to Title 19.04. A condition of approval has been added to require a total of four handicapped parking spaces to be added to the subject site, including one van accessible handicapped space and an A.D.A accessible route.

ANALYSIS

The applicant is proposing to convert 40 of the 120 existing Motel units for use as a Hotel, Residence at 1150 South Las Vegas Boulevard. The conversion of the units has necessitated the need for the subject Special Use Permit. The conversion of the 40 units will not increase current parking requirements. The parking requirements for the existing Motel use and the proposed Hotel, Residence use are identical. The proposed Hotel, Residence use is compatible with existing and surrounding land uses; therefore, approval of the subject Special Use Permit is recommended.

FINDINGS

The following findings must be made for a Special Use Permit:

- “The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed conversion of 40 existing units to extended stay for a Hotel, Residence use is compatible with the C (Commercial) land use designation and surrounding uses in the area.

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- 2. “The subject site is physically suitable for the type and intensity of land use proposed.”**

The subject site is an existing Motel, and is physically suitable for the type and intensity of the land use proposed.

- 3. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

Access to the site is provided from Las Vegas Boulevard, which is a 100-foot Primary Arterial, as indicated on the Master Plan of Streets and Highways. Las Vegas Boulevard is adequate to accommodate the traffic generated by the proposed conversion of 40 units to a Hotel, Residence use.

- 4. “Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

Approval of this Special Use Permit will not compromise the public health, safety, or welfare as the proposed Hotel, Residence will be subject to regular inspections.

- 5. The use meets all of the applicable conditions per Title 19.04.**

The proposed Hotel, Residence use meets all requirements pursuant to Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 284

APPROVALS 1

PROTESTS 2